

Neighborhood Informational Meeting 2022 Street & Utility Improvements

September 30, 2021



Introductions

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Agenda

- Project Area
- Existing Conditions
- Proposed Improvements
- Cost Estimate & Financing
- Schedule & Next Steps
- What to Expect During Construction Video
- Questions



Project Selection

Why were these projects chosen?

- Downtown and school area projects were eligible for MnDOT LRIP grants due to their regional significance.
- Sewer and water portions of project were eligible for DEED PFA funding.
- LRIP and PFA grants were awarded to Lanesboro among hundreds of applications from other cities and counties.
- The alley between Sheridan St. and Pleasant St. designed in 2017 but was not constructed due to high bid prices.



Project Location

2022 STREET & UTILITY IMPROVEMENTS

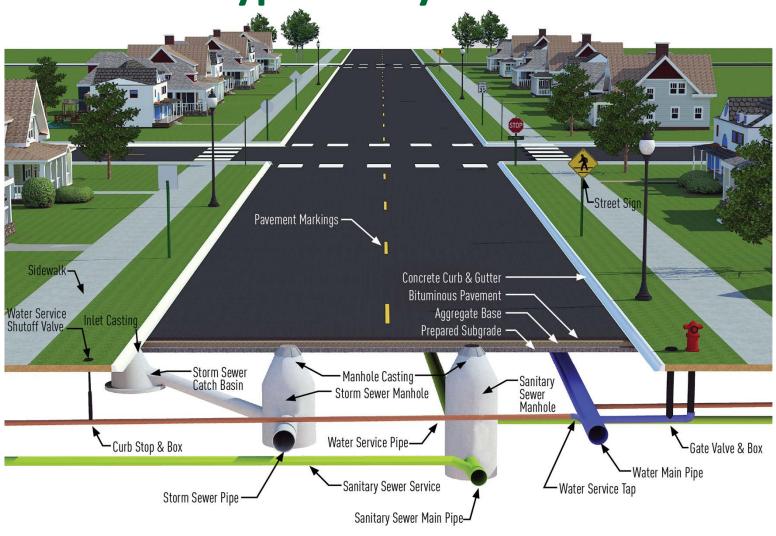
FIGURE 1: LOCATION MAP

CITY OF LANESBORO

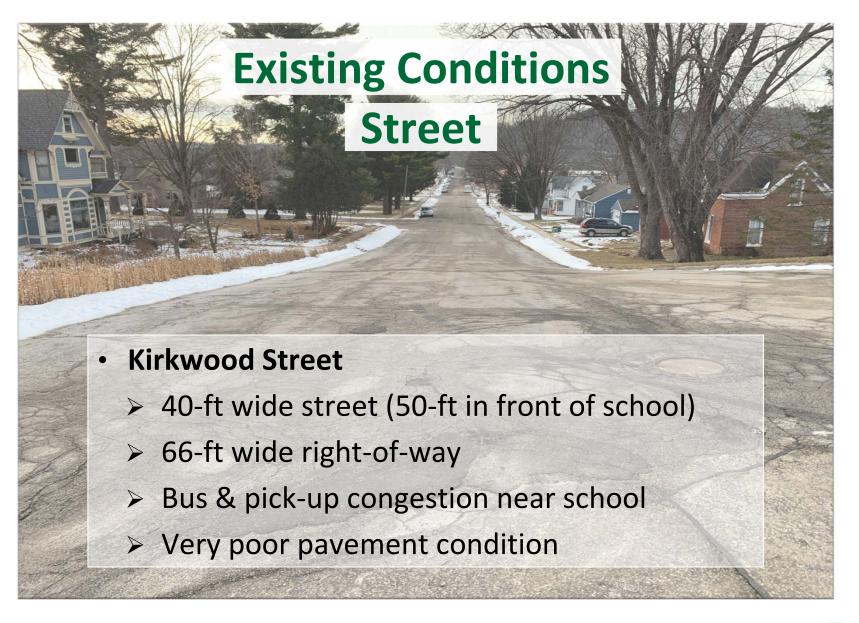




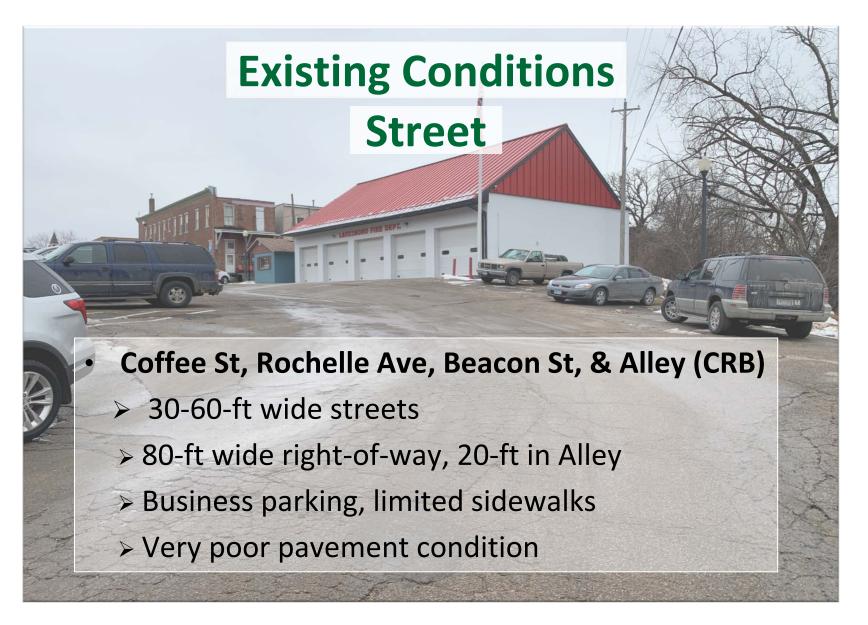
Typical City Street















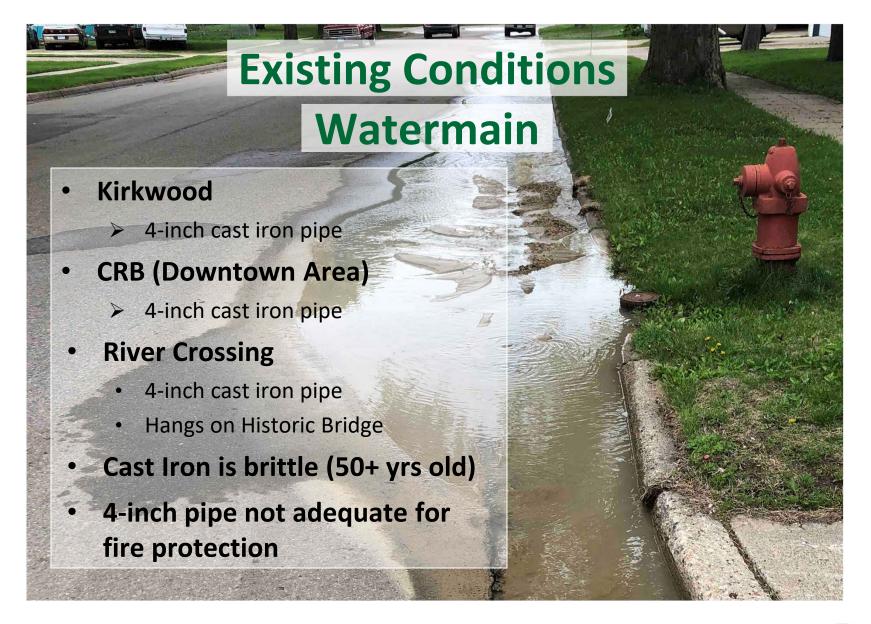














Proposed Conditions Street

Kirkwood Street

- > 40-ft wide street (50-ft in front of school)
- > Parking modifications to improve bus and parent pick-up (2 options)
- > 5-ft concrete sidewalk w/ ADA pedestrian ramps & crosswalks
- Asphalt road, concrete curb & gutter, concrete driveway aprons

CRB (Downtown Area)

- > 36-ft to 60-ft wide street
- Similar parking and access for businesses
- > 5-ft concrete sidewalk w/ ADA pedestrian ramps & crosswalks
- Asphalt road, concrete curb & gutter, concrete driveway aprons

Pleasant/Sheridan Alley

> Asphalt road, concrete curb & gutter on east side







Proposed Conditions Sanitary Sewer 8-inch – 12-inch Diameter PVC Pipe (watertight System) **Concrete Manholes** 4-inch residential service to property line 6-inch commercial service Shallow depths will remain Minimum 7-ft of depth for main line, services vary at tie-in





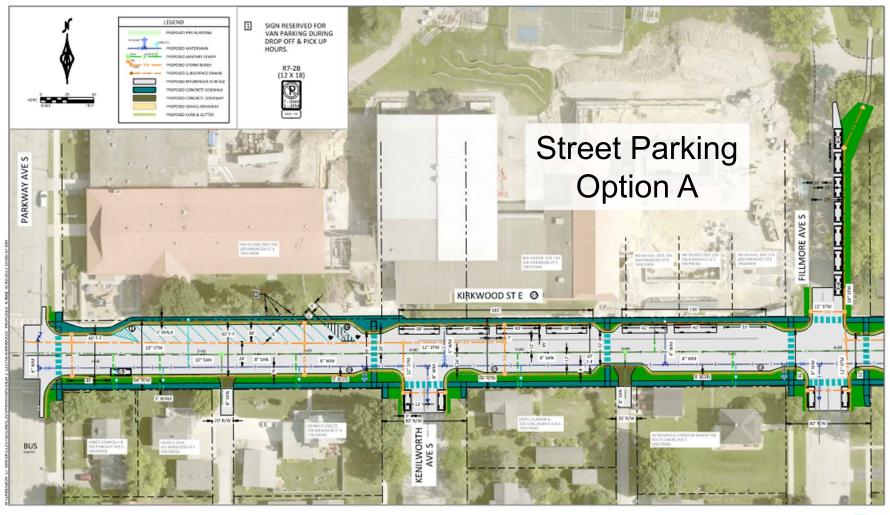


2022 Street & Utility Improvements

Figure 5A.1: Two-Way With Parallel Parking on Kirkwood Street East

City of Lanesboro



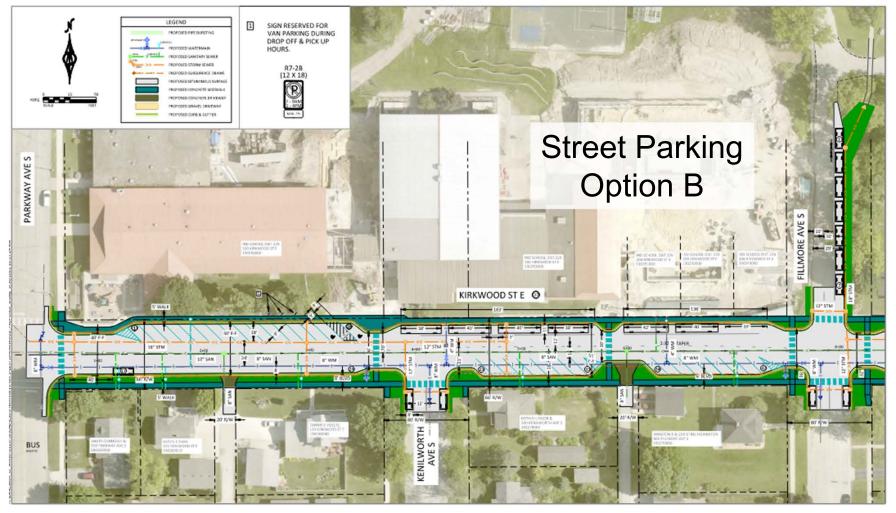




2022 Street & Utility Improvements

Figure 5B.1: Two-Way With Parallel Parking on Kirkwood Street East City of Lanesboro





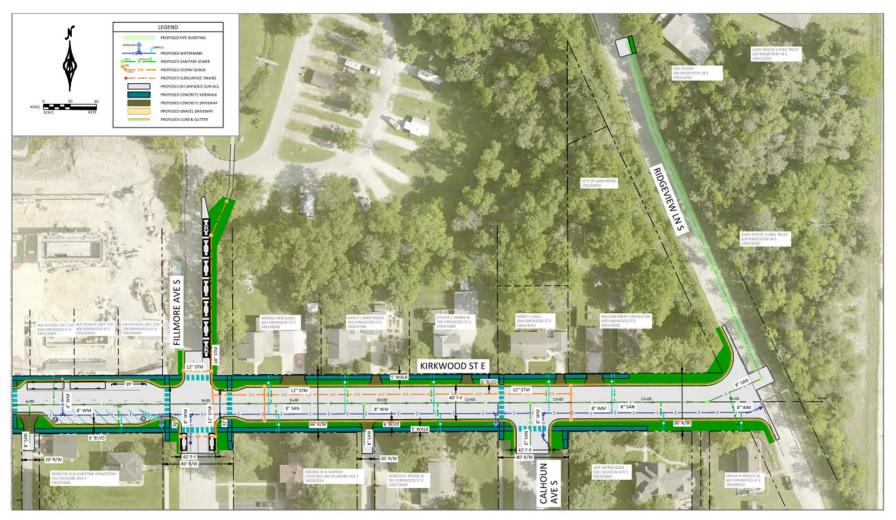


2022 Street & Utility Improvements

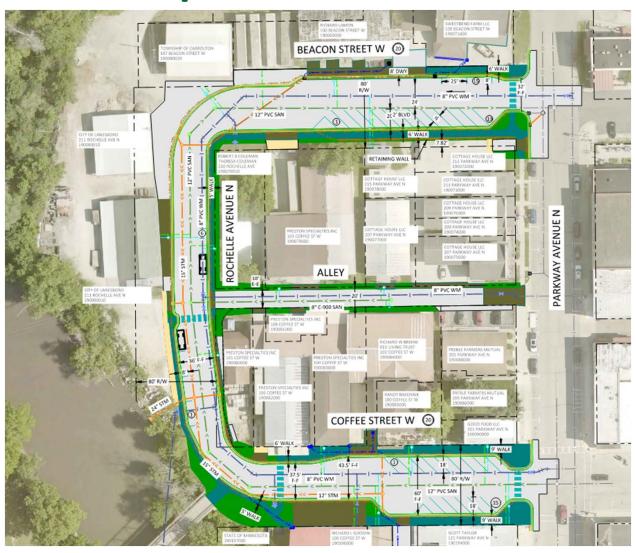
Figure 5B.2: Two-Way With Parallel Parking on Kirkwood Street East

(V) & MENK









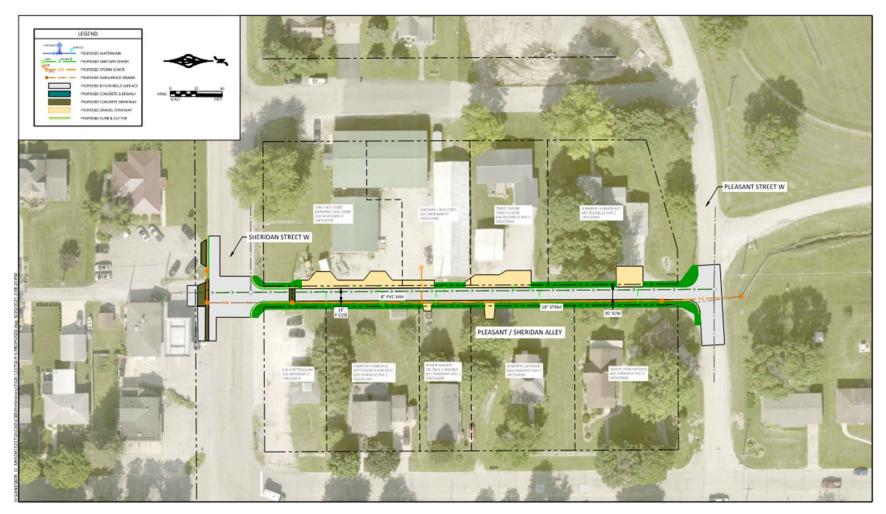


2022 STREET & UTILITY IMPROVEMENTS

FIGURE 7: PLESANT & SHERIDAN ALLEY PROPOSED IMPROVEMENTS

CITY OF LANESBORO







Other Utilities

- Communications (internet, phone cable)
- Natural Gas
- Electric
- Design to be coordinated with these systems



Estimated Costs

Table 2 – Preliminary Cost Estimate							
	ltem	Estimated Construction Cost	Estimated Engineering, Administration, and Financing Cost	Total Estimated Project Cost			
Base	Street & Utility Reconstruction of Beacon Street, Coffee Street, and Rochelle Avenue	\$1,359,042	\$339,800	\$1,698,842			
	Street & Utility Reconstruction of CRB Alley	\$94,187	\$23,600	\$117,787			
	Pavement Reconstruction of Parkway Alley	\$25,278	\$6,400	\$31,678			
	Street & Utility Reconstruction of Kirkwood Street	\$1,347,243	\$336,900	\$1,684,143			
	Sanitary Sewer pipe bursting on Ridgeview Lane	\$57,182	\$14,300	\$71,482			
	Street & Utility Reconstruction of Pleasant/Sheridan Alley	\$199,053	\$49,800	\$248,853			
Alt No. 1	Root River Watermain Crossing	\$67,013	\$16,800	\$83,813			
Total Estimated Project Costs		\$3,148,998	\$787,600	\$3,936,598			



Financing

- Grant Funding
 - Public Facilities Authority (PFA)
 - \$1.9-\$2.2 million CRB (Downtown) and Kirkwood
 - Local Road Improvement Program (LRIP)
 - \$600,000 CRB (Downtown) only
- PFA Low Interest Loans
- Revenue Bond
- Special Assessments



Special Assessments

- Assessments will vary from property to property.
- Street, Sidewalk, and Storm Sewer assessed on a frontage basis.
- Sanitary Sewer and Watermain assessed on a frontage + per service basis.

Table 3 – Lanesboro Assessment Rate Policy Summary					
Project Component	% Assessable	% City Cost			
Street & Site	35%	65%			
Sidewalk (Residential)	50%	50%			
Sidewalk (Commercial)	100%	0%			
Storm Sewer	35%	65%			
Sanitary Sewer	35%	65%			
Watermain	35%	65%			

Table 5 – Lot Frontage Adjustments (1)					
Lot Type	Adjustment				
Rectangular Interior Lots	Frontage equals the dimension of the side of the lot abutting the improvement				
Irregular Shaped Lots	Adjusted frontage equals the average width of the lot				
Corner Lots (Sanitary Sewer & Watermain)	Adjusted frontage equals the average front footage of both sides =(X+Y)/2				
Corner Lots (Street & Storm Sewer)	Adjusted frontage equals the sum of both sides minus a side lot allowance of 50 feet. =(X+Z)-50				
Corner Lots (Sidewalks)	Adjusted frontage equals the sum of both sides abutting the improvement, not including the intersection =X+Y				



Special Assessments

Preliminary assessments rolls are available.

140.00

140.00

140.00

CORNER SIDE STREET ONLY

CORNER FRONT YARD ONLY RECTANGULAR FRONT YARD

CORNER SIDE STREET ONLY

50

Council will consider reductions in assessment rates.

\$9,844.19

\$17,719.55

\$27,563.74

\$1,773.99

PRELIMINARY ASSESSMENT ROLL-CITY POLICY 2021 STREET & UTILITY IMPROVEMENTS CITY OF LANESBORO, MN BMI PROJECT NO.: 0H1.123756 EXCESS ASSESSABLE COST EXCESS ASSESSABLE COST SSESSABLE ASSESSABLE COST (PROF COST PER LF = \$196.88 OST PER LF = \$35.48 OST PER SERVICE RECTANGULAR FRONT YARD \$8,443.63 RECTANGULAR FRONT YARD \$1,773.99 \$1,773.99 1.161.10 \$1,550.94 50.00 RECTANGULAR FRONT YARD \$0.00 \$9.844.19 \$0.00 \$3,547.98 \$3.937.87 RECTANGULAR FRONT YARD \$19.688.38 RECTANGULAR FRONT YARD \$19,688.38 \$3,547.98 \$3,937.87 RECTANGULAR FRONT YARD 100 \$19,688.38 \$0.00 \$3,547.98 100 3,045.48 \$3,937.87 RECTANGULAR FRONT YARD 80 \$0.00 \$15,750,71 \$0.00 \$2.838.38 80 \$3,317.50 116 \$22,838.53 \$2,128.79 \$4,115.65 IRREGULAR CORNER SIDE STREET ONLY \$15,356,94 \$2,767.42 \$4,217.04 \$3,902.78 \$5,488.82 \$27,563.74 \$0.00 \$4,967.17 120 140.00 CORNER SIDE STREET ONLY \$17,719.55 \$1,773.99 \$3,193,18 20 120

\$3,193.18

\$3,193.18

\$4,967.17

\$709.60

20

32.5

120

107.5

3,509.92

3,509.92

754.72

464.44



620.38

\$4,558.25

\$4,170.52

\$4,558.25

\$3,007.31

Tentative Project Schedule Summary

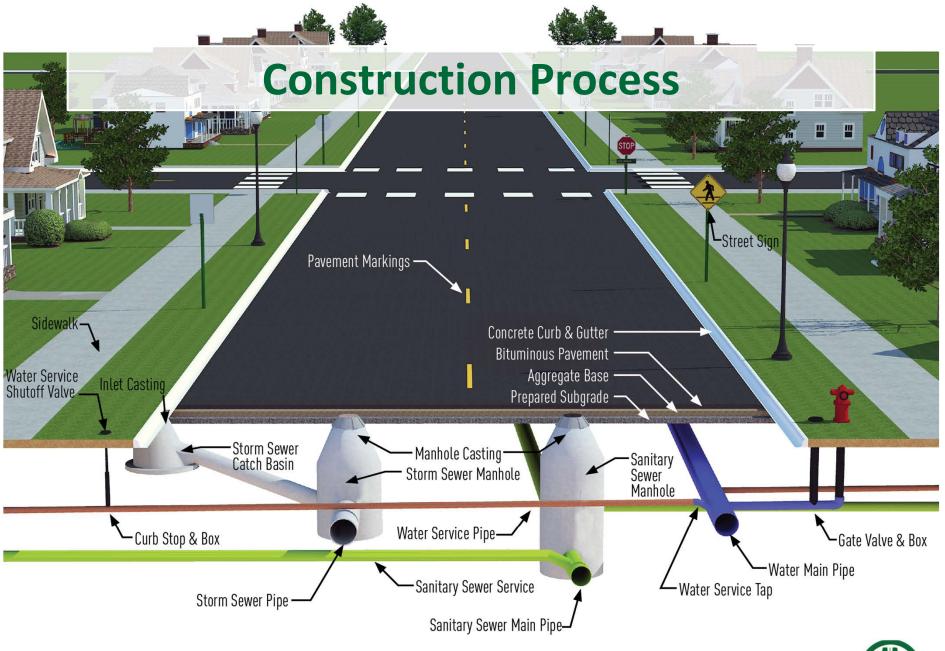
Table 7 – Project Schedule	
Resolution Ordering Preparation of Feasibility Report	7/6/21
Neighborhood Informational Meeting	7/22/21
Prepare Feasibility Report	7/7/21-9/3/21
Resolution Receiving Report and Calling for Hearing on Improvement	9/7/21
Published Notice of Hearing on Improvement	9/13/21
rabinitied Notice of Hearing on Improvement	9/20/21
Mailed Notice of Hearing on Improvement	9/20/21
Neighborhood Information Meeting	9/30/21
Improvement Hearing	10/4/21
Resolution Ordering Improvement and Preparation of Plans and Specifications	10/4/21
Prepare Plans and Specifications	10/5/21 - 12/5/21
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	12/6/22
Advertise for Bids	1/3/22
Open Bids	1/26/22
Prepare Assessment Roll	1/27/22 - 2/4/22
Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment	2/7/22
Resolution for Hearing on Proposed Assessment	2/7/22
Published Notice of Hearing on Proposed Assessment	2/14/22
Mailed Notice of Hearing on Proposed Assessment	2/14/22
Neighborhood Informational Meeting	2/23/22
Assessment Hearing	3/7/22
Resolution Adopting Assessment	3/7/22
Resolution Awarding Contract	3/7/22
Begin Construction	May 2022
End Construction	June 2023



Council Decisions

- Decision to proceed with project determined at the Regular City Council Meeting on 10/04/21
- Need direction from the City on following items:
 - > Root River crossing in 2022 or with future Hwy 250 project
 - Kirkwood Street parking layout
 - Assessment rates Policy or reduce to 20%
 - Whether alleys will be assessed or not
 - > Streetscaping options for downtown (trees, benches, etc.)











Construction Communication: Newsletter





Real People. Real Solutions.

2022 Street & Utility Improvement Project

July 9, 2021

Meeting Schedule:

Thursday, July 22, 2021 Open House From 5-7pm Lanesboro City Hall 202 Parkway Avenue South Lanesboro, MN 55949

Project Schedule:

Planning/Design: Summer 2021-Winter 2021 Construction Start: Spring 2022 Construction Complete: Spring 2023



The City of Lanesboro is planning the 2022 Street and Utility Improvement project which include improvements along Kirkwood Street, Coffee Street, Rochelle Avenue, Beacon Street, and the Pleasant/Sheridan Alley (see map). Improvements include the full reconstruction of street and utilities in these areas.



Neighborhood Informational Meeting

The <u>City</u> will be hosting a <u>Neighborhood Informational Meeting</u> on <u>Thursday, July 22nd from 5-7pm at City Hall</u>. The purpose of the meeting is to provide residents with an opportunity to learn about the project scope and schedule, provide feedback and ask questions of the design team. The



Construction Communication: Project Website

Coming Soon.....

City of Rushford - 2019 Street & Utility Reconstruction



City of Rushford

Project Links

Project Overview Schedule Contacts Maps & Documents Construction Updates

Project Overview

The City of Rushford is beginning to plan for the 2019 Street and Utility Reconstruction Project within the following areas:

- E Grove Street (Walnut Street to Money Creek Street)
- N Burr Oak Street (E Grove Street to Circle Drive)
- Walnut Street (E Grove Street to E Rushford Avenue)
- Lamplighters Lane (Street improvements only)

Improvements will include complete replacement of bituminous pavement, curb and gutter, watermain and services, and sanitary sewer mains and services. Underground storm sewer will also be extended into the project area. The estimated cost of the proposed improvements is \$1.825 Million. A portion of the project costs will be assessed to adjacent properties in accordance with Chapter 429 of the Minnesota Statutes.





Construction Communication: RPR

- Bolton & Menk will have a
 Resident Project Representative
 on site every day construction is
 taking place.
- Question, Comments or Concerns should be directed to the RPR.
 Contact information will be provided.
- Limit questions to the contractor, staff isn't always completely in the loop on what is happening, RPR is.





Before You Leave

- Provide name and contact information on sign-in sheet
- More information on specific property impacts will be determined during design phase. We have tentatively scheduled a third Neighborhood Informational Meeting on 2/23/20 (to be verified).
- Specific concerns now, let us know.



Questions?

2022 STREET & UTILITY IMPROVEMENTS

CITY OF LANESBORO

FIGURE 1: LOCATION MAP





